



**City of Santa Barbara**  
Community Development Department

**Memorandum**

**DATE:** January 2, 2013

**TO:** Historic Landmarks Commission

**FROM:** Jaime Limon, Senior Planner II *JK*  
Heather Widen, AICP Project Planner *HW*  
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Planning Division, Community Development Department

**SUBJECT:** Five-Year Historic Resources Work Program

**ATTACHMENT:** Historic Resources Element Implementation Chart

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On October 2, 2012, the Council adopted a Historic Resources Element (HRE). The Historic Landmarks Commission HRE Subcommittee and the HRE Task Force were instrumental in achieving this important milestone in Santa Barbara's preservation planning. The HRE includes 47 "possible implementation items to be considered" organized under ten policies. The General Plan's implementation time-frame is generally considered to be through 2030.

**Historic Resources Element Implementation**

Attachment 1 lists the HRE implementation topics and the timeframe in which staff recommends each item be addressed. Staff's focus is on projects to be completed as part of a five-year Historic Work Program (5-Year HWP). Feedback is important for staff to implement the 5-Year HWP, or make changes as necessary. Staff plans to present this proposal to the Mayor and Council in early 2013. Following is an overview of which items are suggested for either on-going implementation, the 5-Year HWP, or for possible later implementation.

On-Going

Many of the implementation items are addressed by the hearing review bodies and staff on a case by case basis with individual development proposals, for example: 1.1, 1.4, and 1.5 regarding archaeological resources; 2.1 – 2.8 development proposals near resources; 3.3 avoiding demolition of resources; 6.1 – 6.3 streetscape resources; 7.2 historic landscapes; and 9.5 regarding Barbareño Chumash interpretation facilities.

Other on-going items are part of the regular work of the City's Urban Historian including: 8.4 designating proposed structures of merits and landmarks; 9.2 awards programs; and 10.1 – 10.5; and 10.8 – 10.10 regarding governmental facilitation.

#### 5-Year Historic Work Program Projects

**Historic Districts Implementation.** (Partially implements HRE 1.1, 2.6, 2.7, 5.1, and 5.4). Detailed historic property survey data is available for ten areas of the city. The data has been the basis for preliminary consultant recommendations for historic district formations. Staff highly recommends making use of this relatively costly data while it is still valid. Key components for this program include mapping district proposals, outreach programs to neighborhoods to explain districting, and ordinance amendments. In addition, three geographic areas with the potential for historic districts (West Downtown, Lower Riviera and West Beach) also need survey data completion and compilation. Proposed historic district ordinance amendments will allow this project to be completed efficiently. Proposed historic guidelines work will also complement achievement of this project.

**Historic Guidelines.** (Partially implements HRE 1.2 and 5.2). City-wide illustrated design guidelines are to be drafted to guide the public and decision-makers to protect historic resources within historic districts. The guidelines will aid in the review of proposed changes to structures within and adjacent to districts. The guidelines will include information on: common local historic architectural styles; styles common within each specific district; appropriate additions and alterations to historic structures; and compatible development approaches for properties adjacent to historic districts and structures.

**Ordinance Provisions for Historic Structures.** (Partially implements HRE 1.4 and 10.5). Amend the Santa Barbara Municipal Code to allow zoning modifications in some cases where preservation of a historic structure can better be achieved with a zoning modification.

**Master Environmental Assessment (MEA) Appendices B and C Update.** (Partially implements HRE 8.3.) Staff is currently revising the list of designated structures/sites and list of potential historic resources designations in MEA Appendices B and C. This update has been needed for some time, and as such, constitutes a significant project as part of the 5-Year HWP. The list is planned to be updated more frequently on an on-going basis in the future.

**Flagging Parcels Near Resources.** Implement tags in the City's Tidemark Advantage System to notify potential developers near historic resources of nearby resources as specified in HRE 2.8. Work with the HLC to identify which properties merit sensitivity buffers (100 and 300 foot distances).

**Create On-Line Database.** Scan, organize and upload historic resource documentation onto user-friendly city webpages, as part of implementing HRE 8.3. Part of this project involves completing mapping, reviewing & printing corrected survey California Department of Parks & Recreation database records.

**Historic & Special Design Districts Ordinance.** (Partially implements HRE 1.1, 2.6, 2.7, 5.1, and 5.4) Staff proposes ordinance changes to achieve a simpler regulatory process, criteria and procedures for the future designation of historic and special design districts. Staff will seek direction from the Mayor and Council to return to the Ordinance Committee with a number of details regarding this proposal.

#### Later Items

Items which are not part of current on-going work and which are not specifically called out as proposed projects in the 5 Year HWP would be addressed later as budget and staffing permits. Although the remaining items are important, current funding and staffing levels can only accommodate so many projects within the next five years. Remaining items for implementation after the 5 Year HWP are complete include: 1.1 additional tools beyond historic districts; 3.1 – 3.2 demolition prevention programs; 4.1 – 4.2 adaptive reuse programs; 5.1 – 5.5 more detailed neighborhood preservation programs; 7.1, 8.1 and 8.2 completing additional surveys; 9.1, 9.3 and 9.4 additional historic preservation awareness programs; 10.5 additional property owner incentives; 10.6 becoming a “Certified Local Government”, 10.7 creating a new historic resources fund and 10.8 funding for additiona

## 2012 - 2030 Historic Resources Element Implementation

**47 Possible  
Implementation Items to  
Be Considered**  
*(Shown in bold font)*

**On-Going**  
*(ex. in response  
to proposals)*

**5 - Yr.  
Historic Work  
Program**  
*(AWR)*

**By 2030**  
*as funding  
allows*

**5-Year HWP Notes**

		On-Going <i>(ex. in response to proposals)</i>	5 - Yr. Historic Work Program <i>(AWR)</i>	By 2030 <i>as funding allows</i>	5-Year HWP Notes
First Goal	Protection/Enhancement				
Second Goal	Awareness				
Third Goal	Government				
Fourth Goal	Neighborhood				
Policy 1	Protect				
1.1	<b>Tools</b>	x	x	x	Design & Historic Districts
1.2	<b>Guidelines</b>		x		City-wide & District Specific Historic Guidelines
1.3	<b>Codes</b>		x		Chapter 22.22 reorganization
1.4	<b>Regulations</b>	x	x		Amend SBMC to allow modification for preservation
1.5	<b>Archeological</b>	x			
Policy 2	Development				
2.1	<b>Development</b>	x			
2.2	<b>Impacts to resources</b>	x			
2.3	<b>Assess potential damage</b>	x			
2.4	<b>Long-term damage</b>	x			
2.5	<b>Measures</b>	x			
2.6	<b>Interim protections</b>	x	x	x	Special Design Districts
2.7	<b>Permanent protection</b>	x	x	x	Historic Districts
2.8	<b>Buffers</b>	x	x		Implement tags in Tidemark Advantage system
Policy 3	Demolition				
3.1	<b>Neglect</b>			x	
3.2	<b>Demolitions</b>			x	
3.3	<b>Design alternatives</b>	x			
Policy 4	Adaptive Reuse				
4.1	<b>Incentives</b>	x		x	
4.2	<b>Loan program</b>			x	
Policy 5	Neighborhood				
5.1	<b>Help preserve</b>		x	x	Historic districts ordinance amendments
5.2	<b>Guidelines</b>		x	x	City-wide & District Specific Historic Guidelines
5.3	<b>Owner support</b>	x		x	
5.4	<b>Prioritize</b>		x	x	Historic districts ordinance amendments
5.5	<b>Establish zoning</b>			x	
Policy 6	Streetscapes				
6.1	<b>Preserve and protect</b>	x			
6.2	<b>Prioritize</b>	x			
6.3	<b>Pedestrians</b>	x			
Policy 7	Cultural Landscapes				
7.1	<b>Identify &amp; designate</b>			x	
7.2	<b>Landscapes</b>	x			
Policy 8	Survey & Document				
8.1	<b>Surveys</b>			x	
8.2	<b>Identify patterns</b>			x	
8.3	<b>Retain documents</b>	x	x		Update lists. Provide more documents on-line.
8.4	<b>Designate expeditiously</b>	x			
Policy 9	Awareness				
9.1	<b>Programs</b>			x	
9.2	<b>Promote</b>	x		x	
9.3	<b>Coordinate promotion</b>			x	
9.4	<b>Enhance recognition</b>			x	
9.5	<b>Improve awareness</b>	x			
Policy 10	Government				
10.1	<b>Technical</b>	x			
10.2	<b>Expertise</b>	x			
10.3	<b>Educate board members</b>	x			
10.4	<b>Partnerships</b>	x			
10.5	<b>Seek assistance</b>	x	x	x	Amend SBMC to allow modification for preservation
10.6	<b>Assure funding eligibility</b>			x	
10.7	<b>Additional funding</b>			x	
10.8	<b>Enforce ordinances</b>	x		x	
10.9	<b>Uniformity regulation app.</b>	x			
10.10	<b>Coordinate reviews</b>	x			